

45-08-04-183-014.000-004

Smith, Richard

447 POLK ST

510, 1 Family Dwell - Platted Lot

Neighborhood- 2528

1/2

General Information

Parcel Number 45-08-04-183-014.000-004
Local Parcel Number 001-25-44-0096-0035

Tax ID:

Routing Number

J44-096 263

Property Class 510

1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Lake

Township CALUMET TOWNSHIP

District 004 (Local 004 )

Gary Corp - Calumet Twp - Gary Sc

School Corp 4690

GARY COMMUNITY

Neighborhood 2528-004

Neighborhood- 2528

Section/Plat

Location Address (1)

447 POLK ST
GARY, IN 46402

Zoning

Subdivision

Lot

Market Model

2528-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage

Static

Printed Saturday, January 7, 2023

Review Group 2020

Ownership

Smith, Richard
447 Polk ST
Gary, IN 46402

Legal

GARY LAND CO'S 1ST SUB. S.1/2 L.37 BL.96



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates 05/17/1994 and 01/01/1900.

Notes

6/13/2019 RYR2-20: NO PHYSICAL CHARACTERISTIC ON THE DAY OF 6/13/19 FLDR # 2528-2
2/11/2016 MISC: Changed to concrete construction. j tillman 02/11/2016

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Year (2022, 2021, 2020, 2019, 2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes various valuation amounts.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows values for F, F, 15, 15x125, 0.98, \$160, \$157, \$2,355, 0%, 100%, 0.8500, \$2,000.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.04), Actual Frontage (15), Developer Discount, Parcel Acreage (0.04), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.04), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$2,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$2,000).

**General Information**

<b>Occupancy</b>	Row Type
<b>Description</b>	Row Type R 01
<b>Story Height</b>	2
<b>Style</b>	136 - Row
<b>Finished Area</b>	1140 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input checked="" type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Wood Deck	168	\$3,200
Porch, Enclosed Masonry	105	\$8,000

**Plumbing**

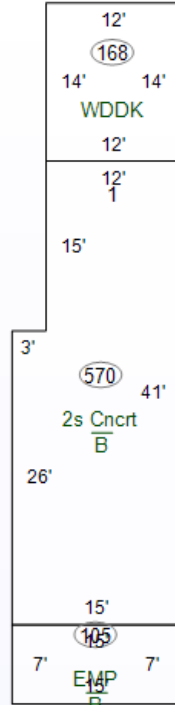
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



Description	Count	Value
<b>Specialty Plumbing</b>		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	6	570	570	\$61,000	
2	6	570	570	\$35,400	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		675	0	\$21,700	
Crawl					
Slab					

**Total Base** \$118,100

**Adjustments** 10 Row Type Adj. x 0.8 \$96,842

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:570 2:570 \$4,300
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$105,642

**Sub-Total, 1 Units**

Exterior Features (+)	\$11,200	\$116,842
Garages (+) 0 sqft	\$0	\$116,842
Quality and Design Factor (Grade)	0.90	
Location Multiplier	1.04	
<b>Replacement Cost</b>		<b>\$109,364</b>

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Improv Value
1: Row Type R 01	100%	2	Concrete	D+2	1918	1955	67 F		1.04		1,815 sqft	\$109,364	60%	\$43,750	25%	100%	1.000 0.8300	\$27,200